

WHO NEEDS A BUILDING PERMIT?

This document briefly describes the instances when a permit (building, electrical, plumbing, mechanical) is required and those projects that do not require a permit. Please note, that the building codes are very detailed documents and if you have any questions regarding whether a specific project requires a building permit please contact the building department. Additionally, this document does not address zoning and land development standards. All projects must comply with the City of Gunnison Land Development Code.

WHEN A BUILDING PERMIT IS REQUIRED

A building permit is required any time construction, enlargement, alteration, repair, removal, demolition, or change the occupancy of a building or structure occurs.

A permit is also required when the project entails erection, installation, enlargement, alteration, repair, removal, conversion or replacement of any electrical, gas, mechanical or plumbing system. The electrical and plumbing is regulated by the State of Colorado.

PROJECTS EXEMPT FROM PERMITS

Building

1. One story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.
2. Fences not over 6 feet high.
3. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Sidewalks' decks and driveways not more than 30 inches above adjacent grade and not over any basement or story below.
5. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
6. Prefabricated swimming pools that are less than 24 inches deep and installed entirely above ground.
7. Swings and other playground equipment accessory to detached one and two family dwellings.
8. Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support.

9. Re roofing without alteration of roof deck structure.

10. Re-siding without alteration of wall structure.

Gas

1. Portable heating appliance.

2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical

1. Portable heating appliance.

2. Portable ventilation equipment.

3. Portable cooling unit.

4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by the code.

5. Replacement of any part which does not alter its approval or make it unsafe.

6. Portable evaporative cooler.

7. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.

EMERGENCY REPAIRS

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

REPAIRS

Application or notice to the building official is not required for ordinary repairs to structures. Such repairs shall not include the cutting away of any wall, partition, or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements.